

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff First Submittal Review Comments

Design Review Board

### SUBJECT:

**Response to Comments**

### PERTINENT INFO

The CAP and Paper Final submittal deadline is **1:00 PM on 04/06/18** for the **May 01, 2018** meeting.

- o Fifteen (15) 11x17 drawing sets (in color) labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.
- **All** other associated fees due **04/18/18**

### DRAFT NOTICE:

**DRB18-0251, 959 West Avenue.** The applicant, TESLA, is requesting Design Review Board Approval for the construction of a new FPL vault and circuitry cabinet including variances to reduce the minimum rear and side facing street setback requirements.

### 1. APPLICATION COMMENTS

### 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Provide FPL letter stating all interior spaces and roof relocation are not possible  
*Response: A letter from FPL shall be included in the next submittal.*
- b. Provide Ownership letter stating interior space is not possible  
*Response: A letter from private ownership shall be included in the next submittal.*
- c. Reorient all plans North up and at same scale  
*Response: The plans shall be reoriented with north pointing up and all sheets shall be the same scale. Please note that the plans shall include enlargements to provide better detail.*
- d. Zoning Legend: # of spaces in garage, # of Tesla spaces  
*Response: A parking stall schedule has been included on sheet C-2B. The schedule includes a breakdown of the proposed tesla stalls as well as the standard, ADA, scooter and motorcycle parking count for the entire garage. Refer to sheet C-4B for more detailed information on the proposed Tesla parking spaces.*
- e. Add architectural ground floor plan of garage  
*Response: An As-built drawing (by others) of the ground floor plan of the garage has been included in the plan set.*

- f. **Overall Site plan:** Needs to be a larger scale and show more information.
- i. Include property lines, required setbacks, dimension and provide setback distances to edge of building, to PL, to back of curb, include curb intersection information of Lincoln Lane and Pennsylvania Avenue, dimension width of sidewalks.

Response: The overall site plan scale has been enlarged. Due to the requested changes in these comments, please note that the Overall Site Plan (C-2) and the Existing Site Plan (C-3) have been modified. The updated plans shall show the existing site plan, ground level conditions on sheet C-2A and the existing site plan, level 2 conditions on sheet C-2B.

Property lines and setbacks have been included in the plans. It should also be noted that the intersection of Lincoln lane and Pennsylvania Avenue is associated with the Tesla project inside the Pennsylvania Avenue garage and will not be included in this set of plans.

- ii. Dashed lines tend to denote demolition – clarify on drawings

Response: All demolition work for this project is shown on sheet C-3A and sheet C-3B. Demolition work is denoted with dark solid lines and demolition keynotes. Existing and proposed line types can be found on sheet GN-1.

- g. **General Plan Comment:** Needs to be at a larger scale, one plan per sheet, titled with floor level, same orientation, same scale, clarify line graphics and weights, and clearly note scope of work; ie...

Response: The plan sheets have been shown at a larger scale with the north arrow pointing up. One plan has been included per sheet and has been labeled with the floor level. Line graphics and weights can be found on GN-1. Project description / scope of work can be found on the title sheet (T-1).

- h. **Site Plan – existing, demolition and proposed**

- i. Include setbacks and property lines in site plans

Response: Property lines and setbacks have been included in the plans.

- i. C-3 - Show dimensions and distances from edge of building, property line, edge of landscaping, edge of curb location, distance of proposed to property line, and to building

Response: Please refer to the response for comment 2.f.i. All existing ground level dimensions shall be shown on sheet C-2A. Sheet C-2B shall show the pertinent existing dimensions on garage level 2.

- j. C-7 – Conduit Dimension detail not needed in submittal

Response: Noted. Sheet C-7 has been removed for this submittal.

- k. C-14 Elevations: show property lines

Response: Property lines have been shown on the elevation sheet.

- l. Missing detail elevations of exterior transformers in situ with dimensions, architectural details of encasements, materials, etc.  
Response: Dimensions have been added to the elevation sheet. No enclosure has been provided for the proposed equipment. However, the equipment shall be well screened with proposed landscaping.
- m. Remove structural and electrical drawings, not needed in this set  
Response: Structural and electrical drawings shall be removed in the next submittal.
- n. Exterior transformers need to be well screened with landscape from the public view  
Response: Noted. The proposed transformer shall be well screened with landscape.
- o. Add “**FINAL SUBMITTAL**” to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.  
Response: Final submittal shall be included on the drawings in the next submittal. These drawings shall also be dated.
- p. Add narrative response sheet.  
Response: Noted. A response to comments sheet shall be submitted with the next submittal.

### **3. ZONING / VARIANCE COMMENTS**

- a. Missing Variance Diagrams  
Response: Missing Variance Diagrams have been included on sheet C-6.
- b. Two variances identified: to reduce the minimum rear and side facing street setback requirements.  
Response: The two variances have been included and identified on sheet C-6.

### **4. DESIGN / APPROPRIATENESS COMMENT**

- a. If not located inside garage, which will remove the item from going to the DRB, some form of screening will be necessary  
Response: Landscape screening shall be provided for all proposed equipment mounted outside of the garage.

### **5. LANDSCAPE COMMENTS**

- a. Missing landscape drawings, signed and sealed by licensed landscape architect  
Response: Landscape drawings, signed and sealed by a licensed landscape architect shall be provided in the updated plan set.
- b. Ensure that landscape plan is modified for sufficient screening of the exterior transformers from public view  
Response: The proposed landscaping shall screen the proposed equipment mounted

outside of the garage.

## **6. PUBLIC WORKS COMMENTS**

**These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.**